

**Consultation Response from KC,  
Conservation & Design**
**2023/92825 156, Northgate, Almondbury, Huddersfield, HD5 8US**
**Erection of rear extension (within a Conservation Area)**
**Date Responded: 23.10.2023**
**Responding Officer: S Pickles**
**Responding Ref:**

The application site is located in the settlement of Almondbury. The site is located within the Almondbury Conservation Area.

The building in question forms an end property of a row of terraces. The property, however, does not continue the row of terraces with the principal elevation facing onto Northgate (eastward facing), however, the principal elevation is to the south. This forms an L-shape. The side gable faces onto Northgate, with an external chimney breast and projecting chimney stacks to gable and centre of the property. Looking at the historical mapping it does show that previously there was an additional property present which was attached to the eastern elevation where there existing external chimney breast is. There is also a mismatch in the front of the property as there are stone quoins to the western side of the property, however, no quoins to the east, which also shows the loss of the previous section of the building. The stone stairs running to the side of the property, which form access to the rear terrace area are first shown on the 1913 mapping. It is therefore likely that the stairs were constructed at the end of the 19<sup>th</sup> century or at the very beginning of the 20<sup>th</sup> century.

The row of terraces running to the north of the property have historically been back-to-backs and this does still appear to be the case with some along the row.

Looking at the historic OS maps, the property is shown on the 1854 mapping. Assessing the construction and character of the property it does appear to be of the late 18<sup>th</sup>, very early 19<sup>th</sup> century. It is a lovely example of vernacular architecture for the area. It is also a highly prominent property and can clearly be experienced along Northgate and in part off Old School Lane to the north. As well as being within the Conservation Area, the site is located to the immediate north of the Grade I Church of all Hallows and the associated Grade II walls and gates of the church.

The supporting documentation in regard to Heritage is somewhat limited. It does recognise that the site is within the Conservation Area and in close proximity to the Grade I Church of All Hallows. The statement however does not provide any real assessment of the character or context of the site. The assessment is however more subjective, setting out that the submitted proposals will be in keeping with the style of the cottages and will respect the heritage aspect of the church building and its extension.

The proposals are focused on the western side of the property. As existing there is a modest single-storey, lean-to extension. Looking at the mapping the extension does appear to present on the 1893 mapping. The proposals are for the demolition of the lean-to extension and the construction of a larger 2-storey extension. The extension is not set down or back but would match up with the roof line and the elevation of the property.

The extension would see the erection of a much larger extension, which would be clearly visible. In addition to the extension, it would see the upper terraces developed with a large patio area, which would include building up sections of wall and the erection of a glazed balustrade.

As proposed Conservation would raise an objection to the extension and associated works. It would see the loss of the historic extension which is modest and does not create a visual draw. The proposed extension would form a dominant feature which while making use of matching (similar)

materials, is not subservient to the host building and does effectively see the addition of a further terrace. The associated works would have a more urbanised feel with the addition of the large patio area and the proposed glazed balustrade. We are not convinced that the extension would meet the test of policy 72(1) of the Planning (Listed Building and Conservation Areas) Act, nor Local Plan Policies LP24 or LP35. We would equally raise that we are not convinced that the proposed extension would meet the requirements of the House Extension and Alterations SPD (2021).

We consider that it may be possible to consider some form of extension. It would however need to ensure that it is entirely subservient to the host building removes the use of the glazed balustrade and gives greater consideration to the context of the site.